

Spring Creek Meadows Filing 1 (Minutes)

January 26, 2017

Annual Board Meeting

Meeting was called to order 7:01 p.m. at Thunder Ridge Middle School, Aurora, CO.

Attendees Present: Caroline Spencer, President; John Dernocoeur, Vice President; Cori Peth, Secretary/Treasurer and David Ariss, Centennial Property Services, Inc., Gretchen Davis, Centennial Property Services, Inc.

Introduction of the current members of the Board of Directors

- Caroline Spencer announced there was a quorum to conduct the annual meeting

Approval of 2016 Annual Board Meeting Minutes:

- Motion: Caroline Spencer made a motion to approve. Andy Peth seconded.
- Vote: All in favor, no one opposed
- Resolved: Minutes resolved at 7:06 p.m.

Centennial Property Services Reports:

- Financials given by David Ariss. Reviewed. The Balance Sheet reflects the \$28,101 in the bank, \$8,000 over last year. The board has done a great job managing the finances. The HOA is in much better financial condition this year than in years past. Brief discussion took place regarding some landscaping items. Becky Iacono made a motion to approve the financial reports subject to audit. Andy Peth seconded.

Recognition of outgoing board member:

- John Dernocoeur provided several services on his own time including planting flowers last spring, putting up holiday decorations, as well as, his service to the board over the last several years.

Introduction of candidate for Board of Directors

- Becky Iacono

Annual election of Board of Directors

- Proxies and ballots were submitted for verification.
- Voting was closed at 7:12
- Becky Iacono has been elected to the Board.

Report from the ARC:

- Cori Peth explained the responsibilities of the ARC and asked homeowners to join the committee, especially now that Becky Iacono is on the Board.

President's Address, Caroline Spencer

- Dumpster Day: Will still take place and an exact date will be determined at a later time.

- Fence: Has been standing for several years and beginning to fall into disrepair, although replacement is not immediate. Caroline reviewed the fence estimates she put together. The estimates include keeping a pedestrian opening on Quincy Avenue and what the county requirements and costs are. Discussion was held.
- Discussion was held regarding the possibility of a special assessment or increasing the annual dues to raise money for the fence. The issue of replacing the fence is tabled while more research can occur.

Next annual meeting to be held January 25, 2018 Thunder Ridge Middle School, 7:00 pm

Motion to adjourn was made by John Dernocoeur and seconded by Becky Iacono. Annual Meeting adjourned at 7:52 p.m.

Spring Creek Meadows, Filing 1

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Board Meeting January 26, 2017 held at the same time as the Annual meeting

Meeting was called to order 7:01 p.m. at Thunder Ridge Middle School, Aurora, CO.

Attendees Present: Caroline Spencer, President; Cori Peth, Secretary/Treasurer and Becky Iacono. David Ariss, Centennial Property Services, Inc., Gretchen Davis, Centennial Property Services, Inc.

Approval of Minutes from October 27, 2016:

- Motion: John Dernocoeur moved to approve. Cori Peth seconded
- Vote: All in favor, no one opposed.
- Resolved: Minutes resolved 7:05 p.m. during the Annual Board Meeting.

Centennial Property Services Reports:

- See CPS report from the Annual Meeting

Election of Officers

- Caroline Spencer is willing to stay President for the next year.
- Cori Peth, will remain as Secretary/Treasurer
- Becky Iacono accepted the position of Vice President

Cori Peth made a motion to approve the appointment of officers. Becky Iacono seconded. A vote was taken and motion passed.

Business:

- See President's Address in the Annual Meeting

Next meeting to be held April 27, 2017 @ 7pm @ Thunder Ridge Middle School

Meeting adjourned at 7:52 p.m.

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